

CHAPTER 11 HOTEL-RESIDENTIAL INCENTIVE OVERLAY DISTRICT**Section**

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1100 GENERAL PROVISIONS

- 1100.1 This chapter establishes a Hotel-Residential Incentive (HR) Overlay District that is applied to selected geographic areas within and on the immediate periphery of the Central Employment Area.
- 1100.2 The purpose of the HR Overlay District is to encourage construction of hotels and apartment houses in these areas to further elements of the District of Columbia's development plans, including goals in employment, population, transportation, housing, public facilities, and environmental quality.
- 1100.3 The incentive for hotel development is intended to encourage development of an adequate number of hotels within a convenient distance of the Washington Convention Center to enable the Center to function in an optimum fashion, including an adequate quantity of visitor accommodations to serve the Center and a compatible mixture of uses within the general areas.
- 1100.4 The incentive for apartment house development is intended to further the land use and other objectives of the Downtown Urban Renewal Plan and other public policy objectives in the area where the HR Overlay District is applied.
- 1100.5 This chapter authorizes hotels and apartment houses to be constructed at greater building heights and densities than other buildings and uses permitted in the underlying zone districts.

AUTHORITY: Unless otherwise noted, the authority for this chapter is the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Code, 2001 Ed. §§ 6-641.01 to 6-641.15 (formerly codified at D.C. Code §§ 5-413 to 5-432 (1994 Repl. & 1999 Supp.))).

SOURCE: Final Rulemaking published at 28 DCR 1336 (March 27, 1981); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8438 (October 20, 2000).

1101 USE, BULK, AND HEIGHT REGULATIONS

- 1101.1 The HR Overlay District shall be mapped in combination with any district mapped at each location and shall not be instead of that district.

- 1101.2 All uses, buildings, and structures permitted in accordance with this section and the appropriate sections of this title for the district with which the mapped HR Overlay District is combined shall be permitted in the combined districts.
- 1101.3 All restrictions and prohibitions provided with respect to either of the districts combined in accordance with this chapter shall also apply, except as specifically modified by this chapter.
- 1101.4 In an HR Overlay District, a hotel shall be permitted as a matter of right where the underlying zone district with which the HR Overlay District is mapped permits a hotel either as a matter of right or as a special exception.
- 1101.5 Where the underlying zone district does not permit a hotel as a matter of right or as a special exception, the height and floor area ratio incentives provided in §§ 1101.6 and 1101.7 shall apply only to an apartment house.
- 1101.6 In the HR Overlay District, a building containing a hotel or an apartment house may be erected to a height in excess of that permitted in the underlying zone; provided:
- (a) The maximum height shall be no more than that permitted by An Act to Regulate the Height of Buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452, as amended; D.C. Code, 2001 Ed. §§ 6-601.01 to 6-601.09 (formerly codified at D.C. Code §§ 5-401 to 5-409 (1994 Repl. & 1999 Supp.)));
 - (b) The building shall contain a minimum floor area ratio of two (2.0) devoted to hotel or apartment house use; and
 - (c) No part of the building shall project above a plane drawn at a forty-five degree (45°) angle from a line located one hundred ten feet (110 ft.) directly above the right-of-way line of a street.
- 1101.7 In the HR Overlay District, the maximum permitted floor area ratio for hotels and apartment houses shall be eight and one-half (8.5).

SOURCE: Final Rulemaking published at 28 DCR 1336, 1337 (March 27, 1981); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8439 (October 20, 2000).